



**Northfleet
Harbourside**

Inquiry

Masterplan presentation

27th May 2025 – updated with references



**Northfleet
Harbourside**

Scheme background





Cement Works 1933



Tower Wharf 1953



Robin Creek 1932



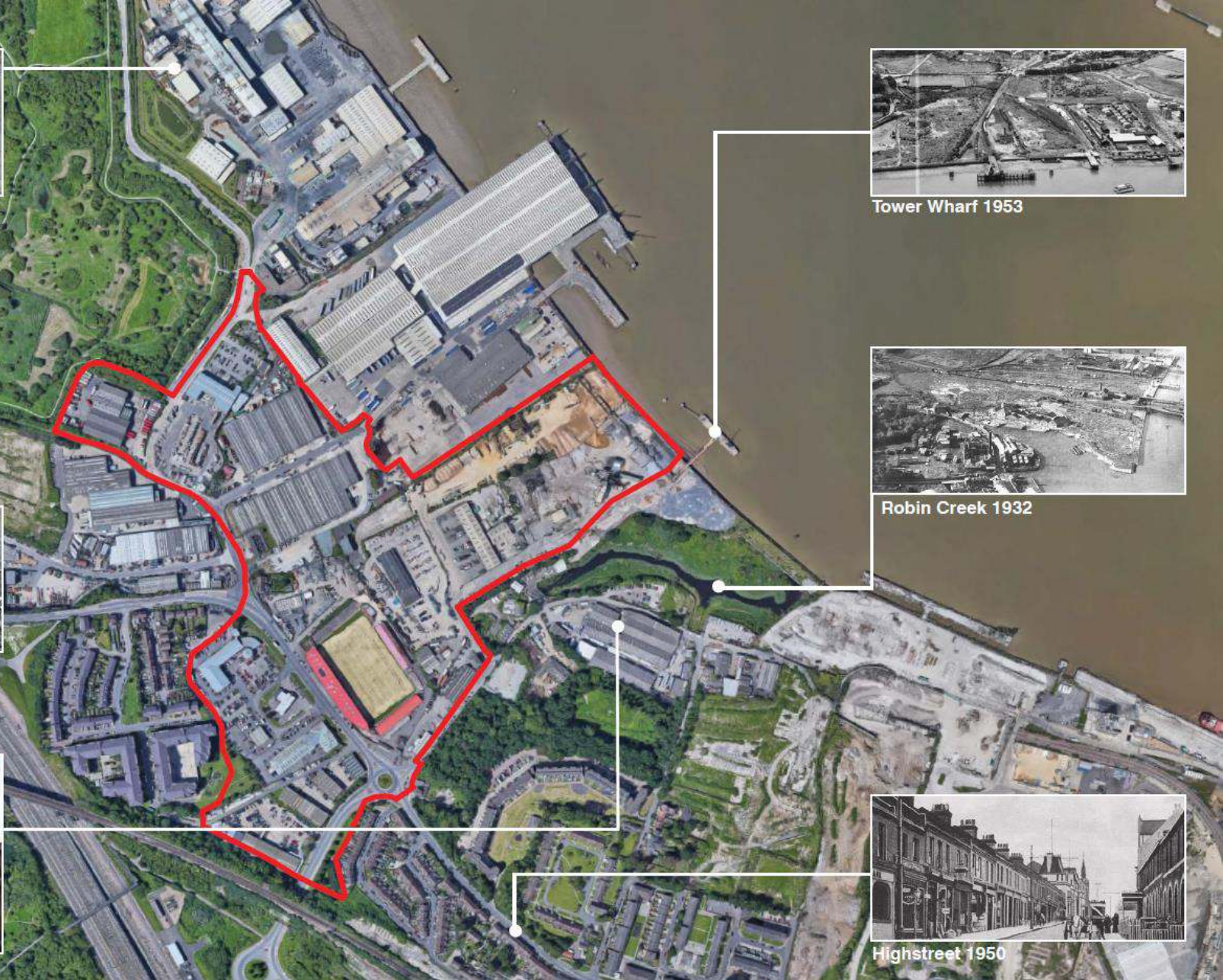
Paper Mills 1932

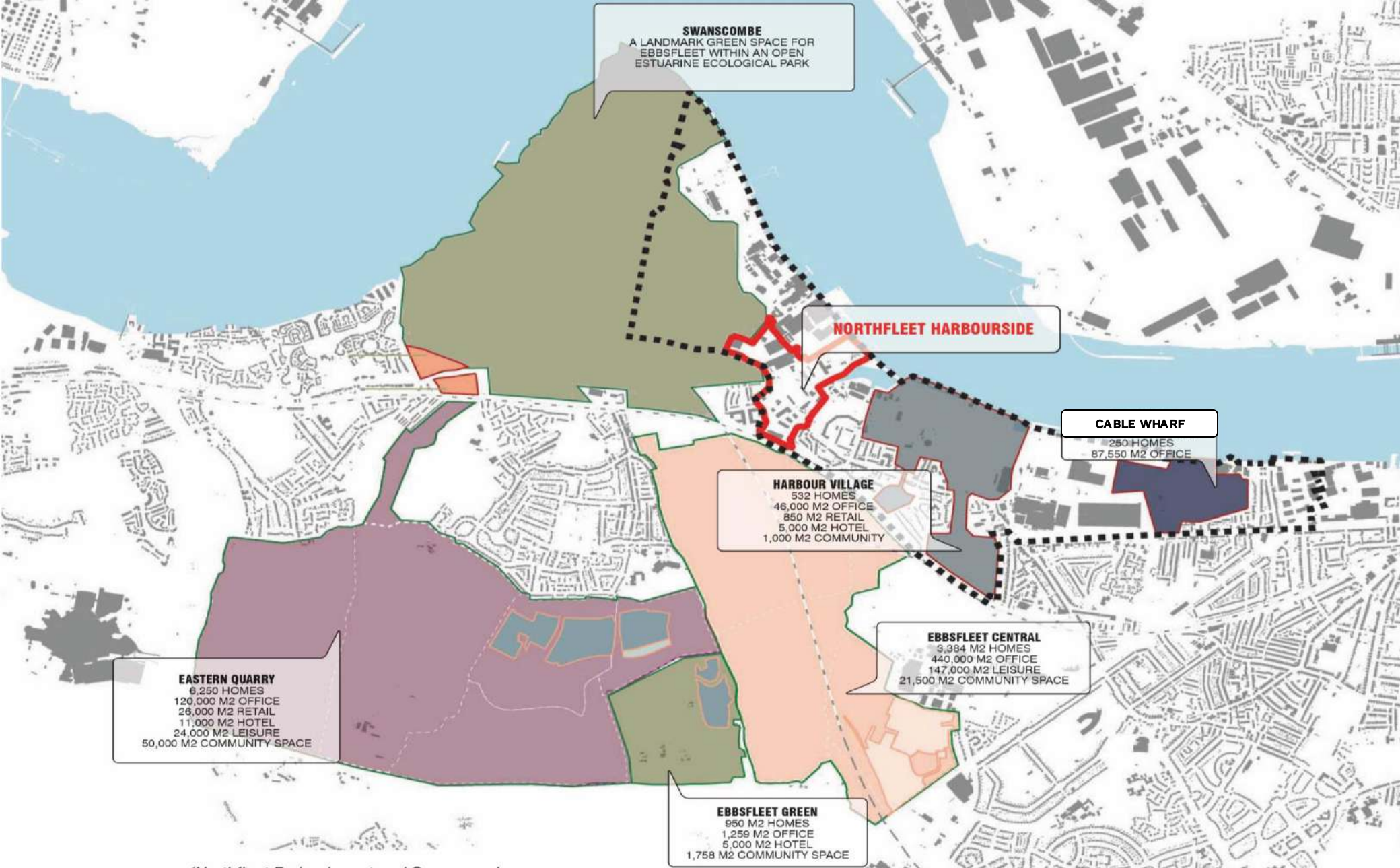


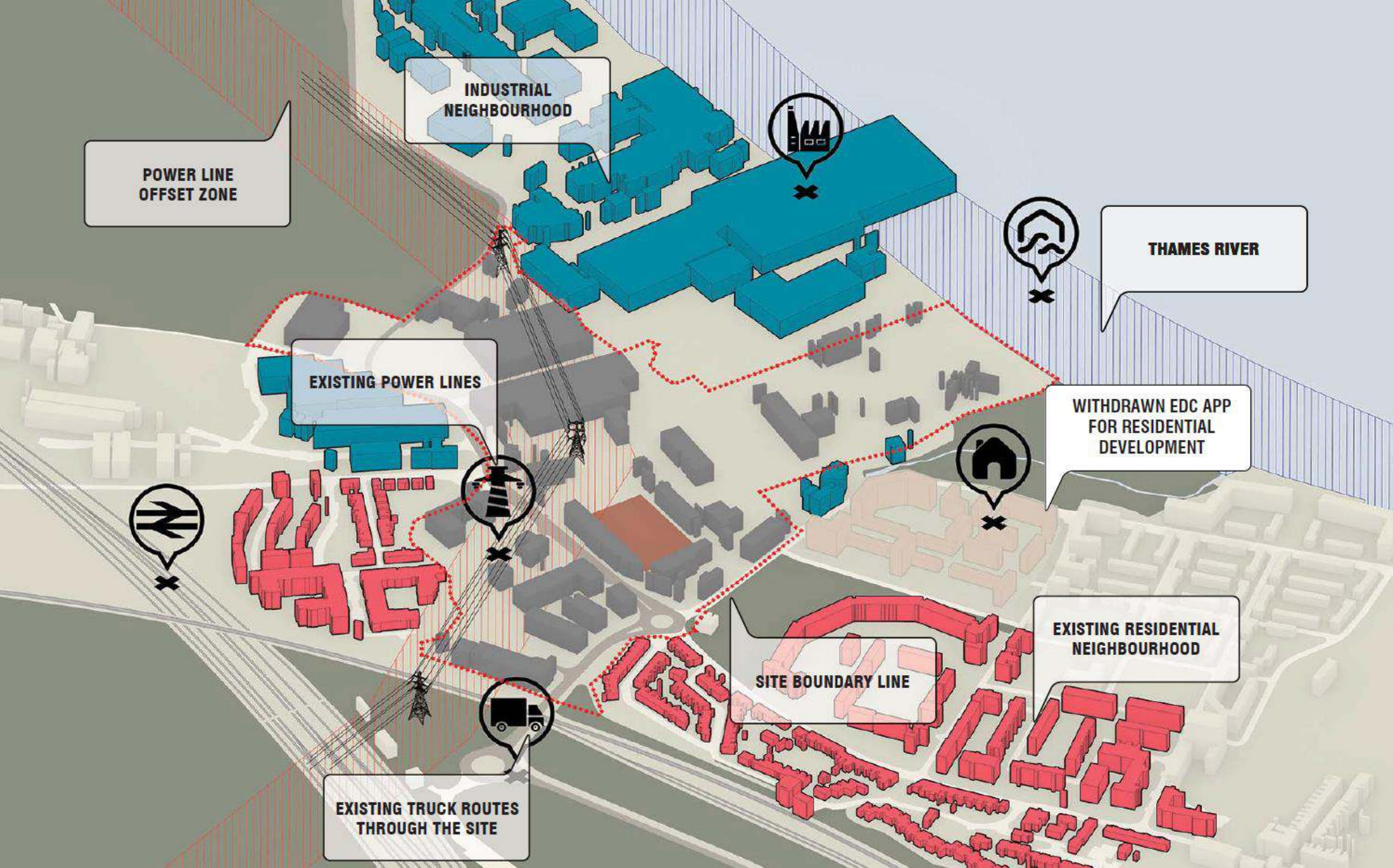
Downdraught Kiln 1845



Highstreet 1950











**Northfleet
Harbourside**

Vision and ambition

ECOLOGY

WELLBEING



LEISURE

NATURE



**Northfleet
Harbourside**

Making connections

CD 1.50 – Pg 17

NEW SPACES

ACTIVE SPACE



ACTIVE LINKS

CONGREGATION



**Northfleet
Harbourside**

Defining new community space

CD 1.50 – Pg 16 (updated)

SPORT

EDUCATION

LEISURE

EVENTS

Connectivity & Accessibility

A lively Destination
New Community



Northfleet
Harbourside

Place EFC at the heart of development

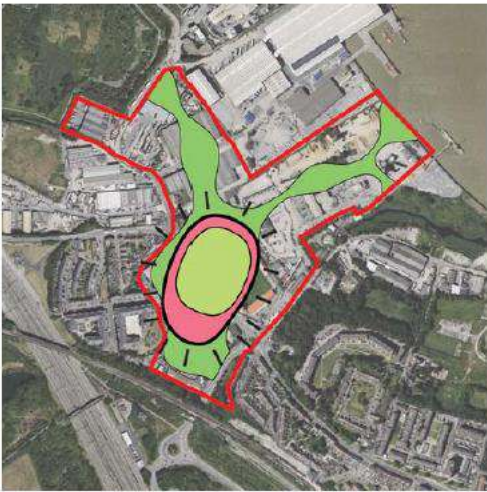
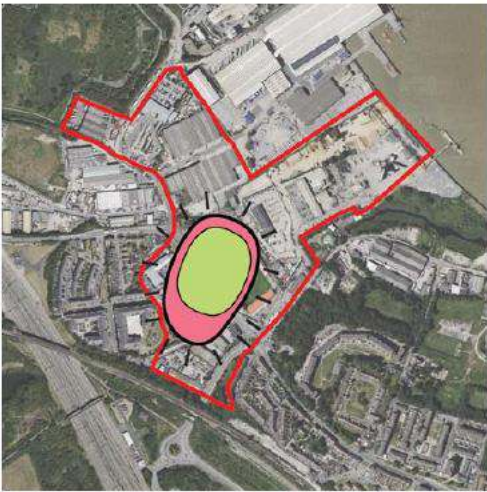
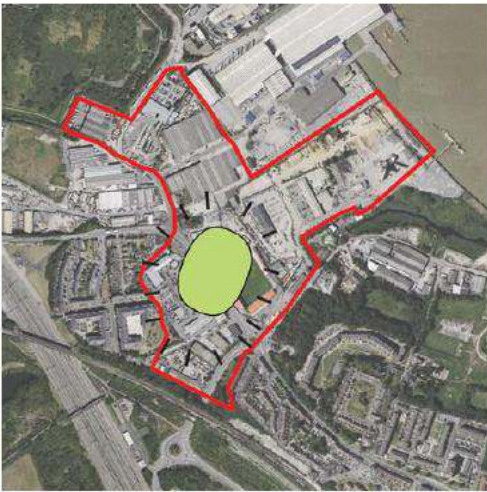
CD 1.50 – Pg 15

HEART

PUBLIC SPACES

CONNECTIONS

NEIGHBOURHOODS





CONNECTIVITY



WECLOMING COMMUNITY



GREENER NORTHFLEET



SUSTAINABLE



A FUTURE BUILT ON PAST



RICH MIX OF USES



**Northfleet
Harbourside**

Masterplan framework



Site: 05/04/11 Plot 1/2 and 3/4/5/6/7/8/9/10/11/12/13/14/15/16/17/18/19

Project: Northfleet Harbourside
Northfleet, UK

Issued by: Plots Plan

Project Name: Preliminary Masterplan

Client: Northfleet
Central 1 Ltd

Client: Northfleet Central 1

Project Number: P23-111

Date: 25.03.24

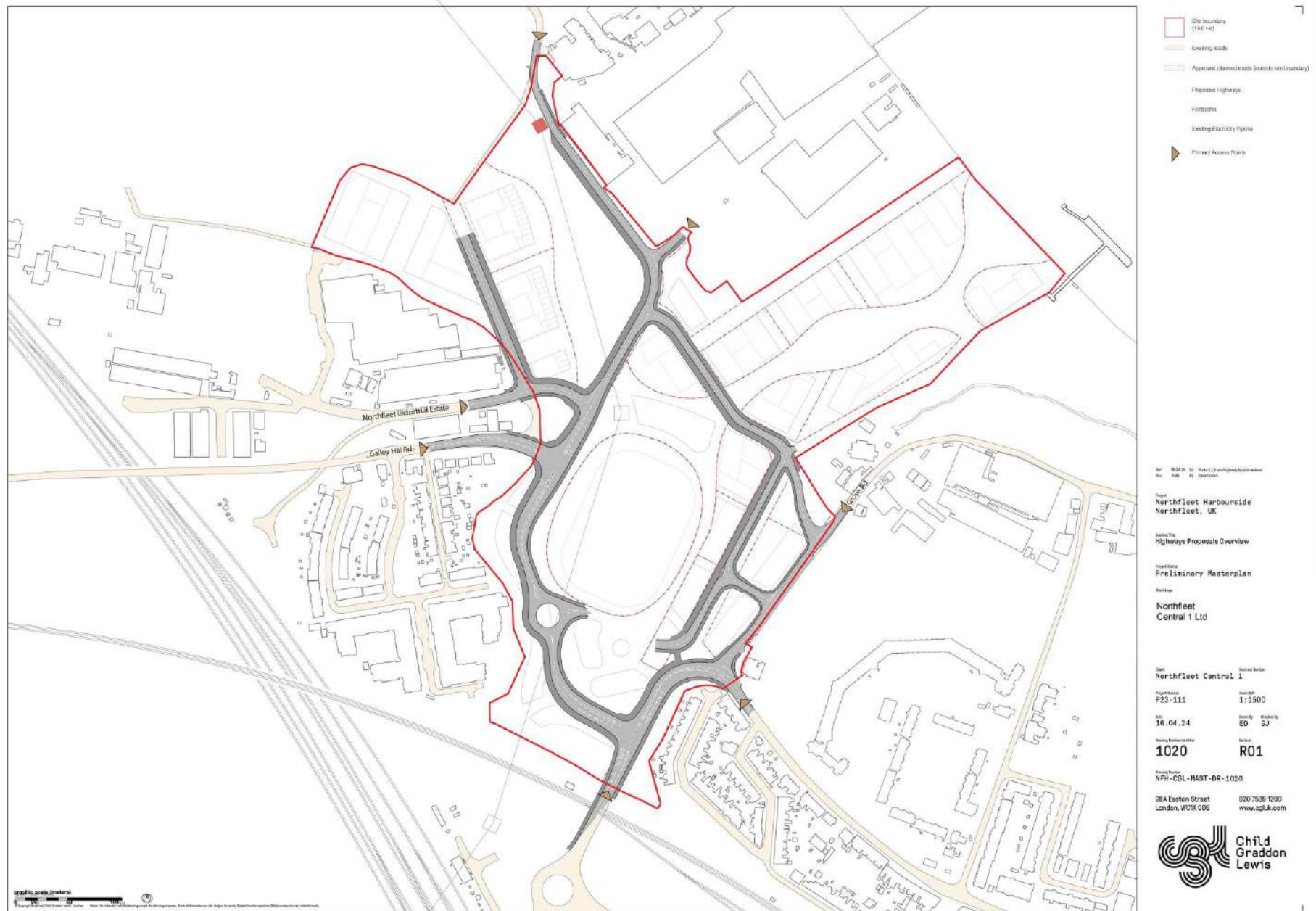
Project Number: 1004

Project Name: NPH-CSL-MAST-DR-100-4

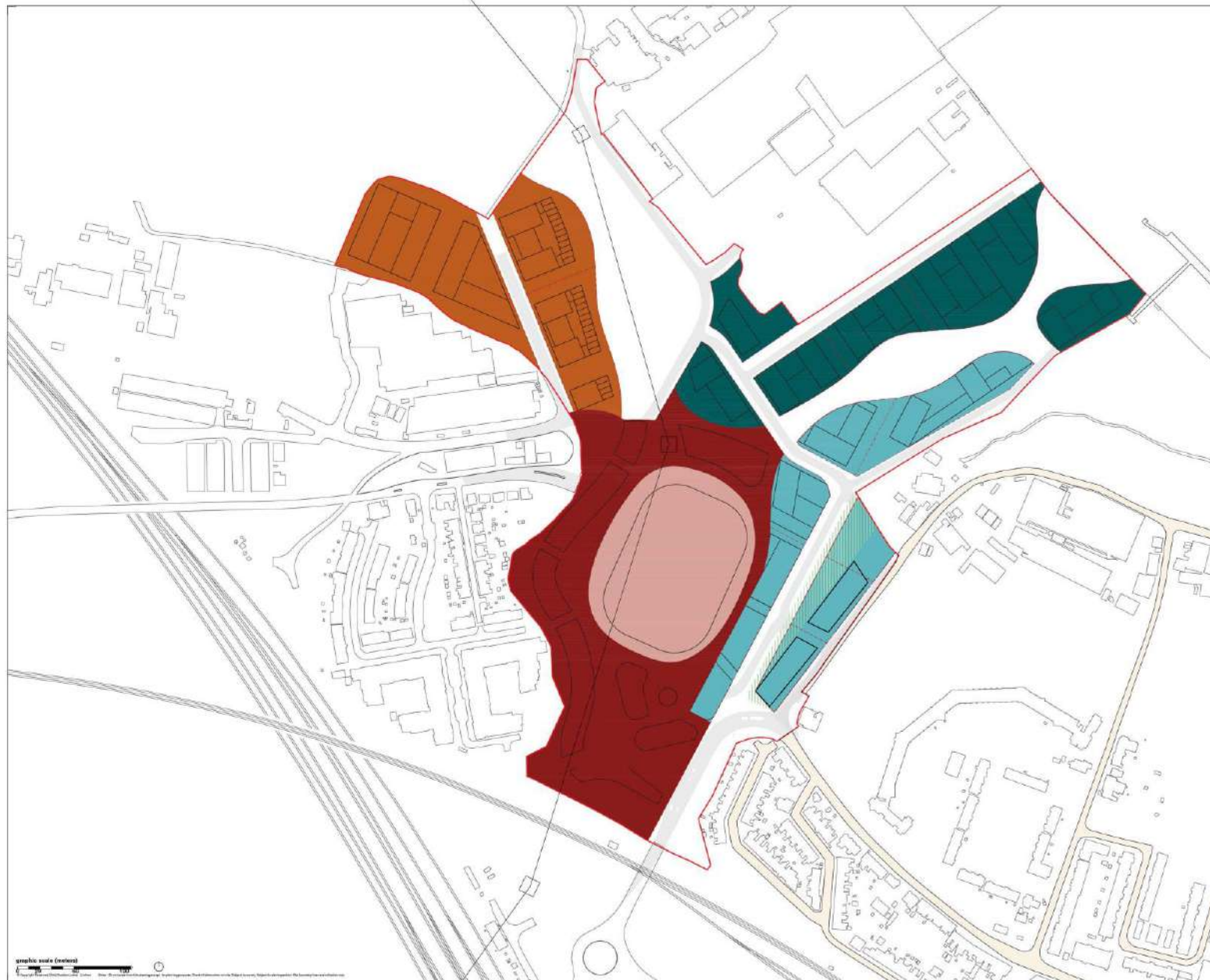
26A Easton Street
London, W1X 0BS

020 7536 1200
www.cgluk.com

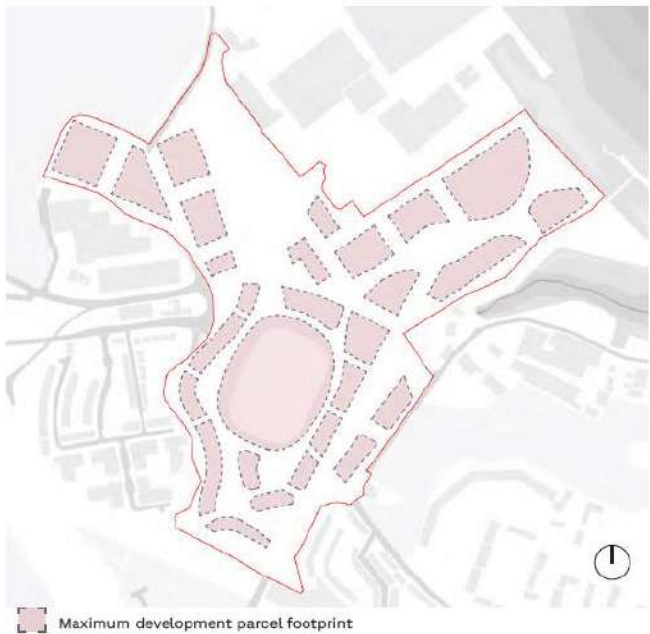




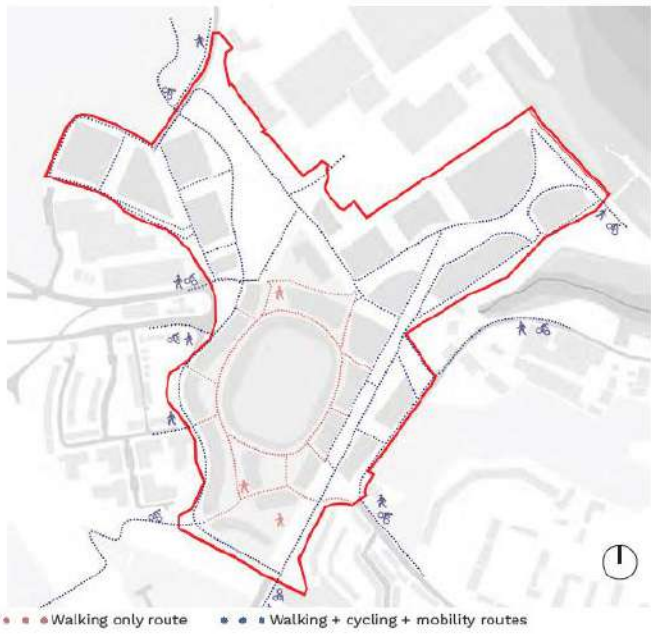




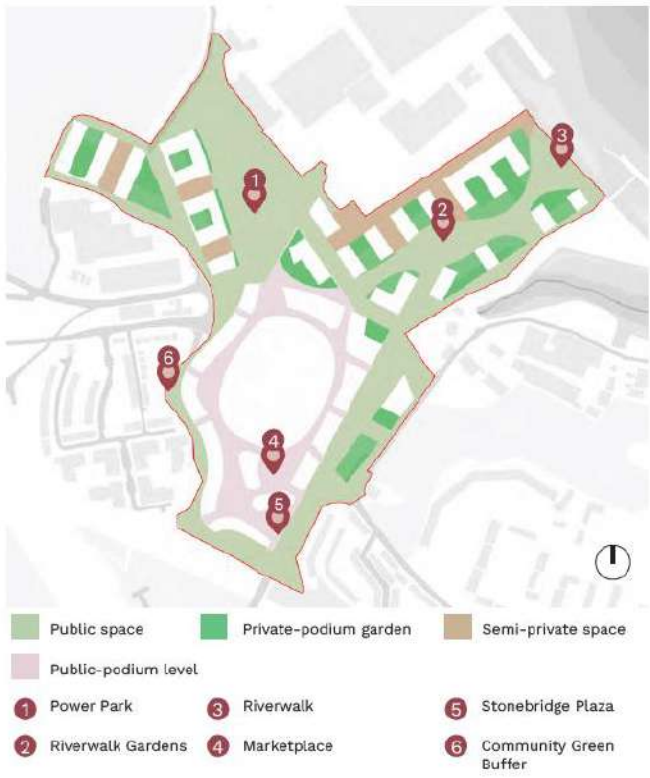
Urban blocks



Connections and permeability



Key public space



Heights and massing



Vehicular access



Private and public spaces



Ground level



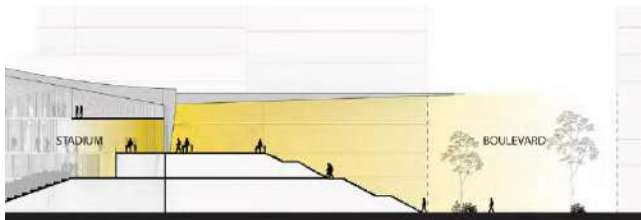
- | | | |
|----------------|---|-----------------------------------|
| Primary road | Primary road
_ Heavy vehicle | Secondary road
_ Heavy vehicle |
| Secondary road | Primary road (Tunnelled)
_ Heavy vehicle | Indicative Parking
entrances |
| Tertiary road | Primary road
_ Bus route | Access points at
boundary |

Ground level plus podium

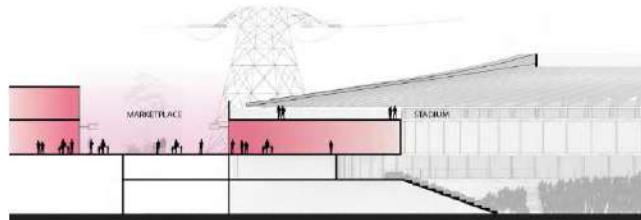
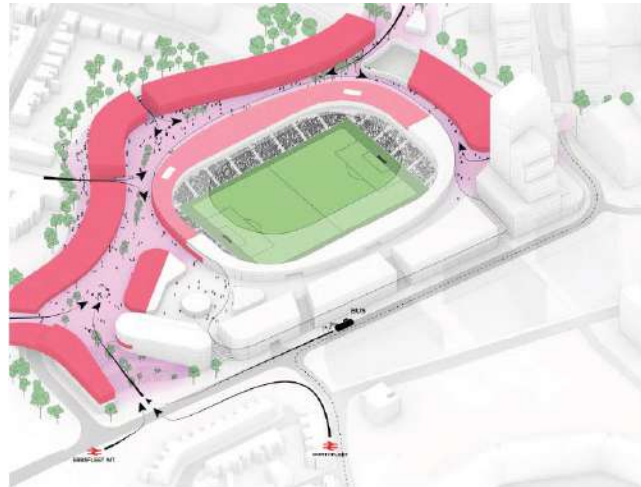


- | | | |
|--------------------------------------|--------------------------|---------------------------------|
| Walking only route | Walking + cycling routes | Proposed indicative
Bus stop |
| Public space | Private podium garden | Semi private space |
| Indicative area of
podium parking | | |

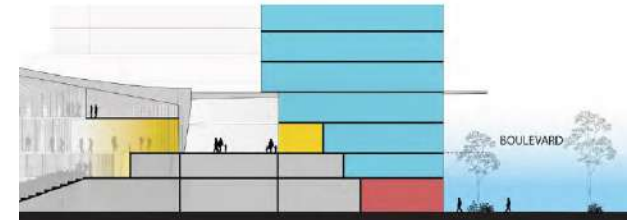
Match day stadium facilities

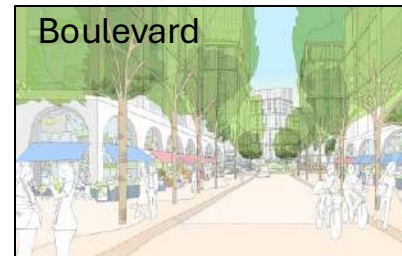


Market place



Boulevard and commercial







**Northfleet
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Illustrative scheme



Northfleet
Harbourside

Illustrative masterplan



Stonebridge Plaza and commercial office buildings along Boulevard





Stonebridge Plaza with Mobility Hub and Innovation Centre in view





Looking northwest along the Boulevard



Looking north through the Marketplace towards the Parkland residential area





Looking southeast across Thames riverside towards residential and amenity facilities at Riverwalk





Looking west across Riverwalk gardens towards stadium



Looking southeast across Power Park towards the stadium





Northfleet
Harbourside

Illustrative masterplan



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End